



Lloyd Building Landmarks Preservation Board Information Packet

Update: April 14, 2021



Kilroy Realty Corporation (KRC), a publicly traded real estate investment trust and member of the S&P MidCap 400 Index, is one of the West Coast's premier landlords. The Company has over 70 years of experience developing, acquiring and managing office and mixed-use real estate assets. The Company provides physical work environments that foster creativity and productivity and serves a broad roster of dynamic, innovation-driven tenants, including technology, entertainment, digital media and health care companies.

Kilroy Realty is seeking entitlements to develop a state-of-the-art mixed-use project consisting of approximately 900,000 square feet of office, including the full restoration of the Lloyd Building, and approximately 25,000 square feet of street-level food and beverage retail as well as underground parking. In-place zoning on the 1825 7th Avenue parcel allows for approximately 575,000 square feet of residential development, for which the company is evaluating various options. The proposed project will target the highest levels of sustainability.

Kilroy Realty has past experience with historic preservation, including the CBS Columbia Square building in Hollywood, California which earned a Conservancy Preservation Award in 2017.

The company's commitment and leadership position in sustainability has been recognized by various industry groups across the world. In December 2019, the company was recognized byGRESB as the sustainability leader in the Americas across all asset classes for the sixth time. Other sustainability accolades include NAREIT's Leader in the Light award for the past six years and the EPA's highest honor of ENERGY STAR Partner of the Year Sustained Excellence award for the past four years. The company is listed in the Dow Jones Sustainability World Index. At the end of the third quarter, the company's stabilized portfolio was 61% LEED certified and 72% of eligible properties were ENERGY STAR certified. More information is available at <http://www.kilroyrealty.com>.



LLOYD BUILDING

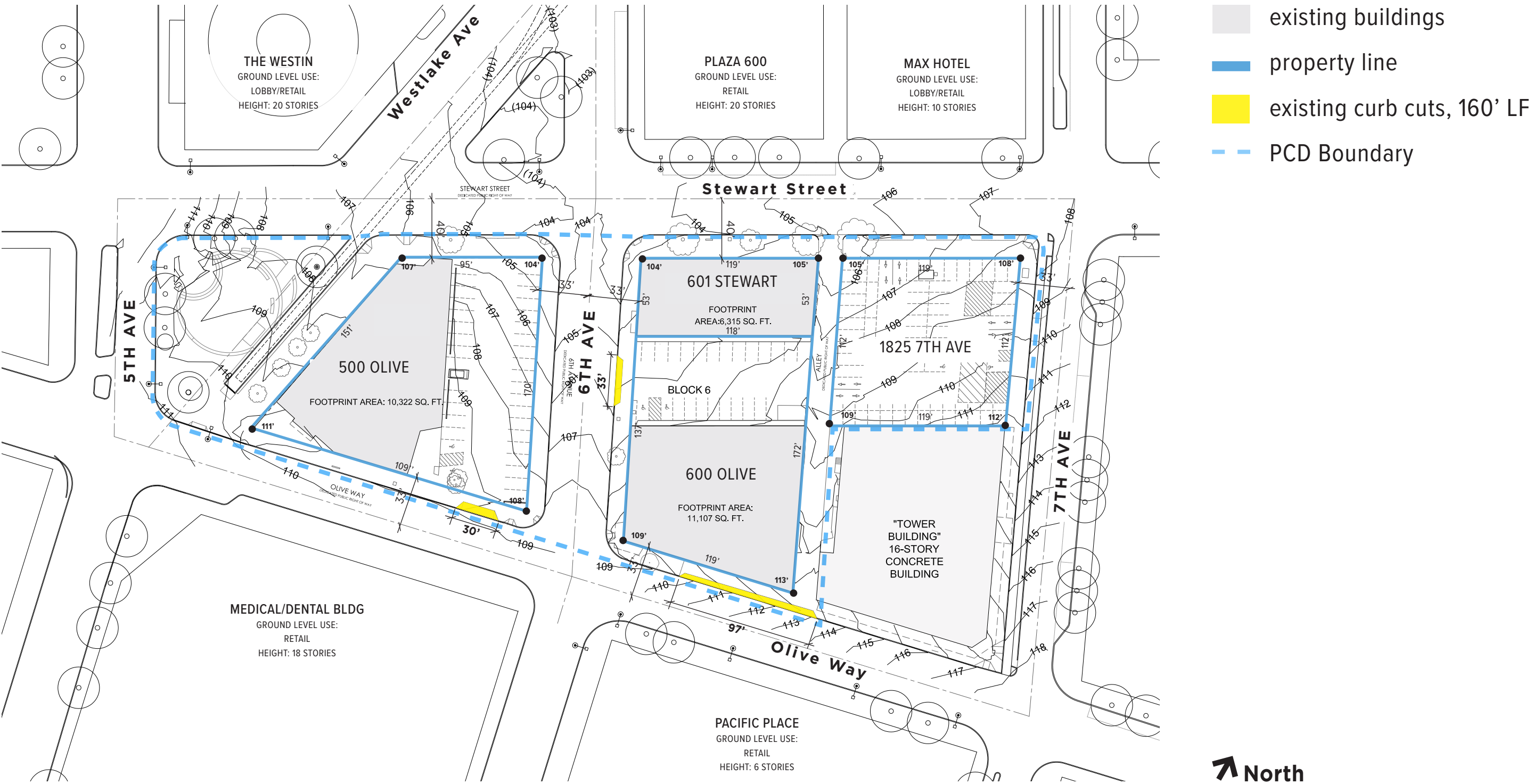
Context Map



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LLOYD BUILDING

Existing Site Map



LLOYD BUILDING

Historical Information & Existing Condition - Street Views

HISTORICAL INFORMATION

- Architect: Victor Voorhees
- Date of Completion: 1926
 - 10 story office building
 - Concrete structure
 - Brick and terra cotta cladding
 - Beaux Arts Renaissance style



View of Facade on Alley



Ground level from Alley



View South along Stewart St.



Ground level retail on Stewart St.

LLOYD BUILDING

Historical Information & Existing Condition - Street Views

LANDMARKED & SPECIAL CHARACTERISTICS

Designated a Seattle Landmark based on satisfaction of the following standards for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction; or
- E. It is an outstanding work of a designer or builder.

Features to be preserved:

- The exterior of the building, including the brick cladding and terra cotta ornamentation

Special Characteristics:

- Brick cladding and terra cotta ornamentation
- Beaux Arts Renaissance Style
- Commercial style datum and grid



View from 6th Ave. & Stewart St.



Stewart St. Facade



6th Ave. Facade



Ground level retail on 6th Ave.

LLOYD BUILDING

Existing Condition - Backside and Alley facing sides



View from 6th Ave.



Backside view along Alley



Backside view along Alley



Backside view along Alley



Ground level from Alley



View from Alley



Stewart St. Facade



Ground level retail on 6th Ave.



1. View along 6th Ave towards Westlake



8. Bank of America on Stewart St.



2. Hotel Max



7. View of McGraw Square and Westlake Ave.



3. View along 6th Ave.



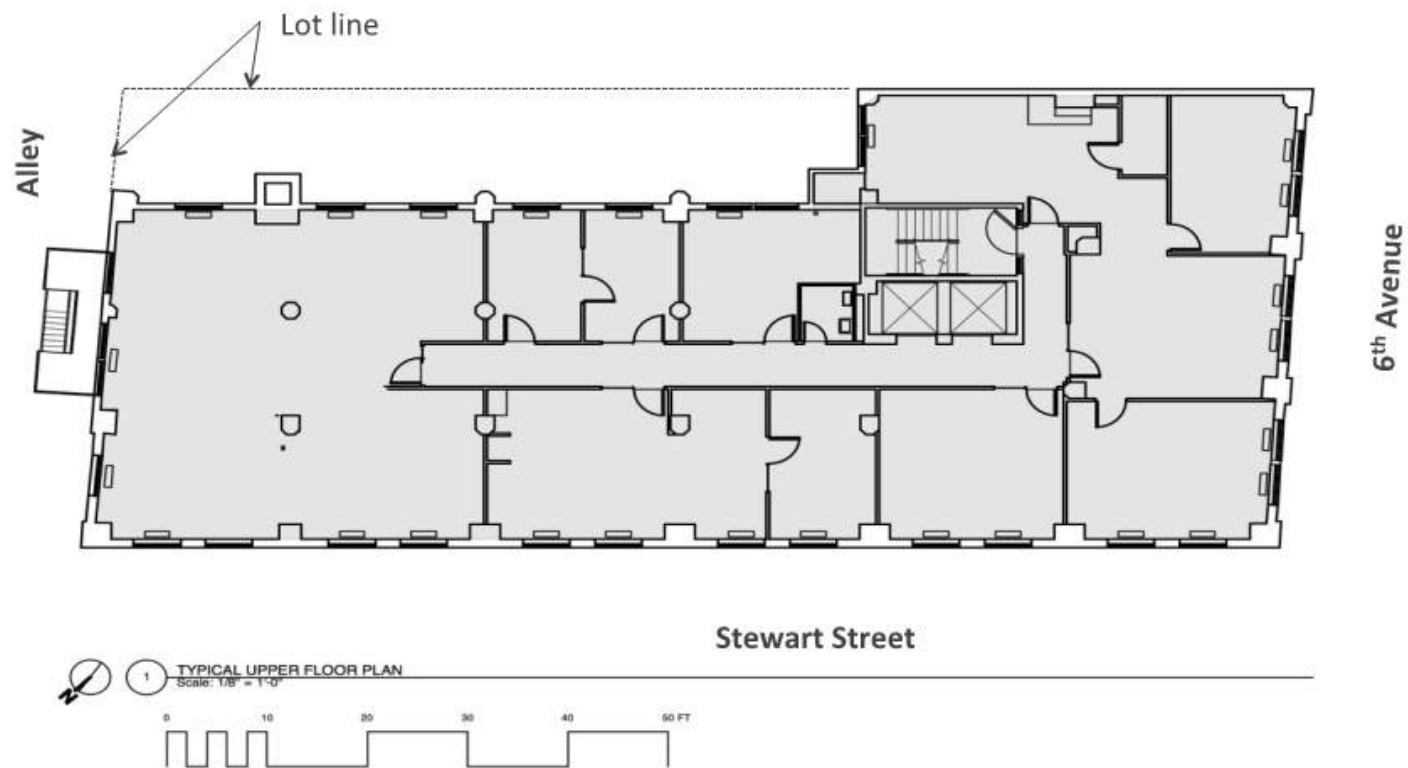
4. Backside of Tower Building



5. View of Lloyd Building and parking garage

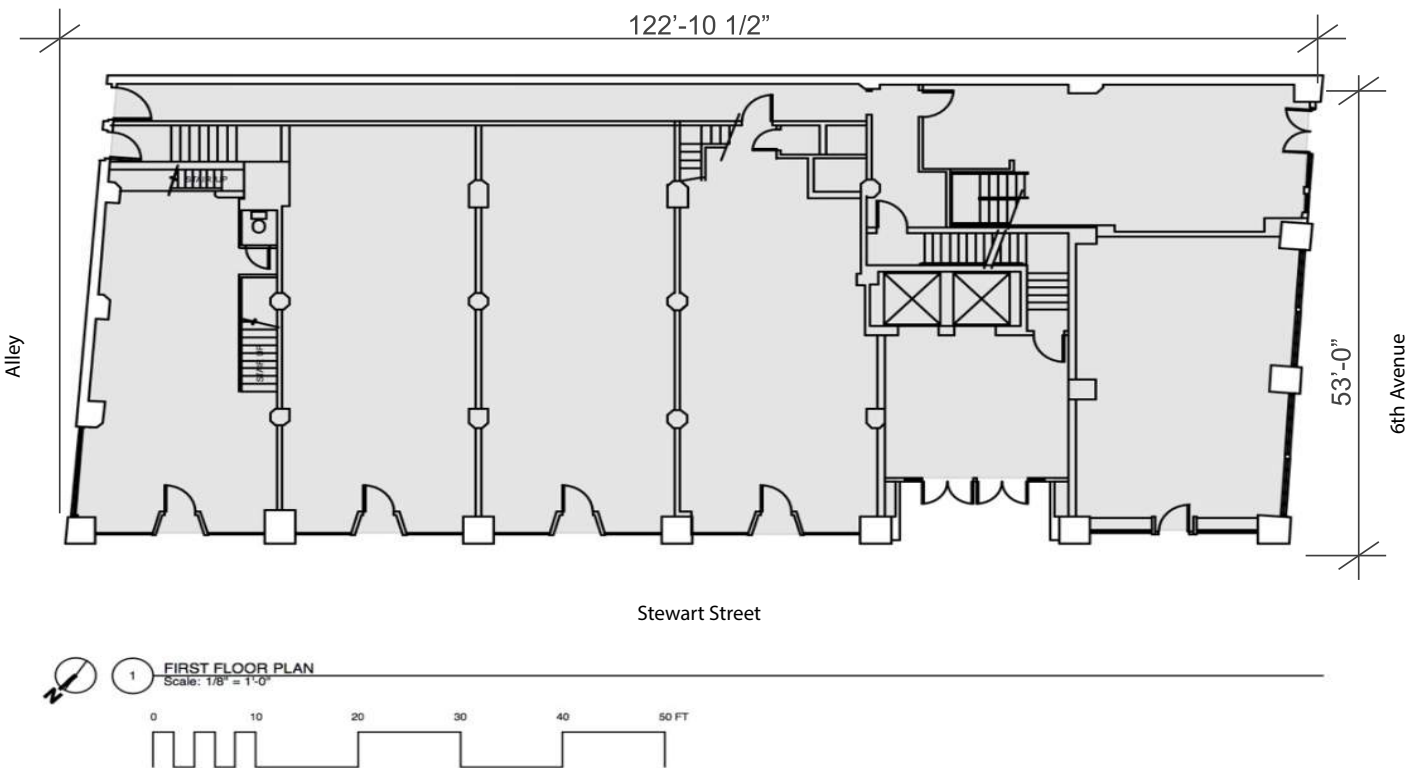


6. View of Westin Hotel from site



Existing Typical Upper Floor Plan

North ↙



Existing Ground Floor Plan

North ↙

CURRENT CONDITIONS & CHALLENGES

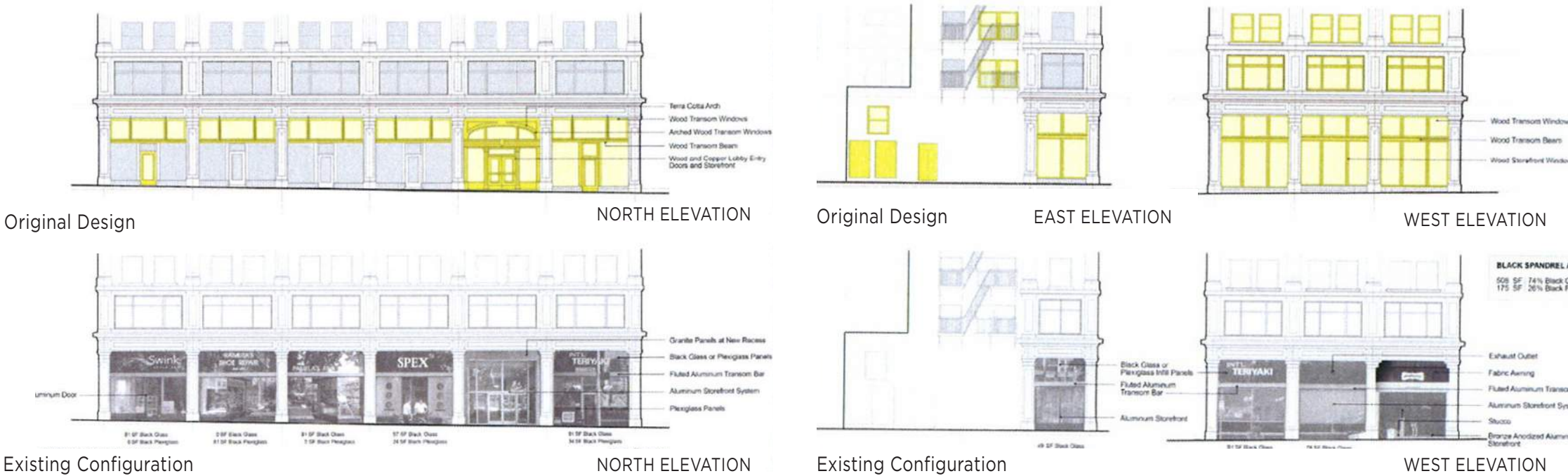
- Existing floor to floor height of 10' is well below market standard of 13'.
- Lloyd structure is seismically deficient and requires a substantial alteration to bring it up to current structural code, requiring a complete structural core replacement and additional lateral support system
- Elevators do not meet current industry standards for service speed and load capacity and will need to be replaced
- Life and Safety - existing fire alarm system is outdated and requires a complete replacement to meet current code.
- Fire protection - the Lloyd building does not have a sprinkler system, a complete new fire water system and fire water storage system will need to be added.
- The restrooms and drinking fountains are not accessible and will need be updated to comply with current codes
- Restroom count is not sufficient to meet current codes, restrooms will be added
- Mechanical, electrical and lighting are outdated and will require complete replacement to meet current codes.
- The existing windows and envelope do not meet current energy code.

- Overview:
- 52% of wood windows replaced with vinyl and e-glass windows
 - Black spandrel replaced with black plexiglass
 - Wood transom beam replaced with aluminum

Note: Insignificant facades include the backside of the building, facing the existing surface parking lots, and the east facade facing the alley beyond the first finished bay.

KRC is working with Legacy Renovation Products & Services, Inc. to perform a Lloyd Building - Exterior Window Assessment to identify the recommended corrective work to perform at the historical designated facades.

Highlighted yellow zones indicate areas in which the historic facade has been altered through past building interventions and updates



The Lloyd Building, completed by Victor Voorhees in 1926, sits on the northern edge of Block 6 within the Vance Parcels. Designated by the Seattle Landmark Preservation Board in 2010 as a historic landmark, the Lloyd Building has significant historic features on the northern, western, and eastern facades. These features are to be preserved and are the designated landmark characteristics. Insignificant exterior features include the southern side of the building, which faces the existing surface parking lot, and the southern portion of the east facade where only one bay of cladding and window treatment was completed.

Kilroy is working with Legacy Renovation Products & Services, Inc. to perform an Exterior Window Assessment to identify recommended corrective work on the historically designated facades. The information provided in the assessment confirms the non-historic additions of vinyl windows and summarizes the conditions of the window frames and sills. Legacy Renovation outlines their methods for restoration of both historic and non-historic windows and sashes.

Kilroy has also engaged a brick evaluation consultant to review the current condition of the brick and terracotta exterior cladding. Pioneer Masonry Restoration Company provided a visual assessment of the joints and brick along the north, west and east facades.

A summary of rehabilitation scope is included in the table to the right. On the following page is a representational graphic of the Lloyd Building ground floor and typical upper floor plans, the locations of several demolition types is included for reference and should not be considered a complete representation of scope.

Summary of Rehabilitation

Scope to be Preserved

- Floors
- Existing Structural System: columns and beams
- North, West, East and portions of South Facades

Selective Removal

- South Facade

Removal/Replacement Scope

- Interior Partitions, Doors, and Stairs
- Interior Finishes
- Interior Wet and Dry Utilities
- Elevator Core
- Exterior Fire Escape
- Chimney
- Rooftop Mechanical Systems

Improvement Scope

- Exterior Windows
- Historic Wood to be refinished
- Non-Historic Vinyl to be replaced
- Ground Level Storefront and Entries
- Roofing and Insulation

Special Considerations and Salvage

- Salvage Elevator Lobby Interior



View from 6th Ave. & Stewart St.



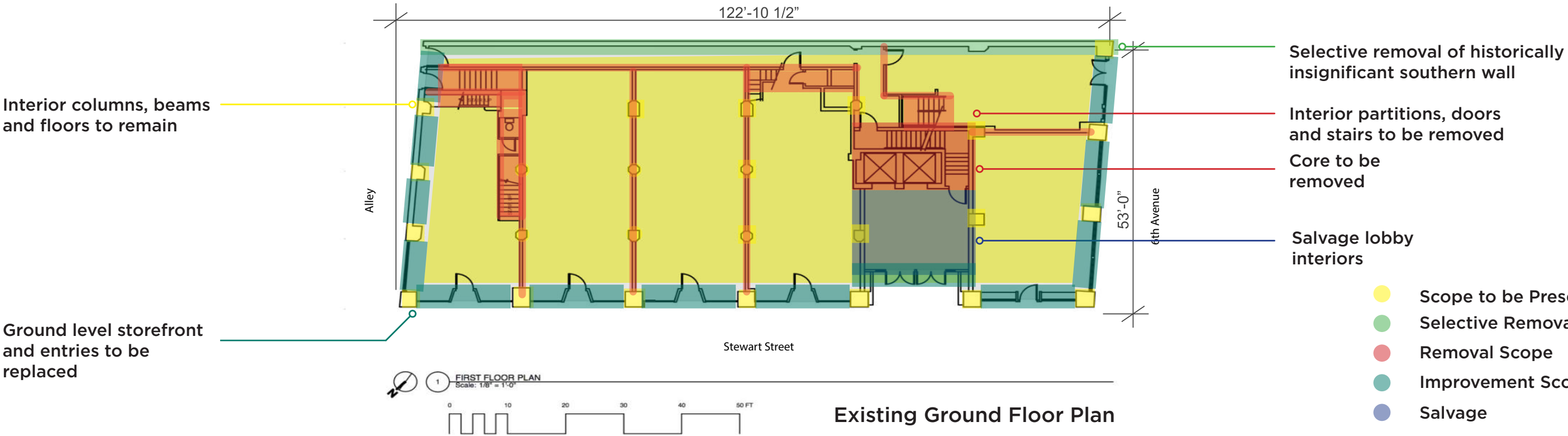
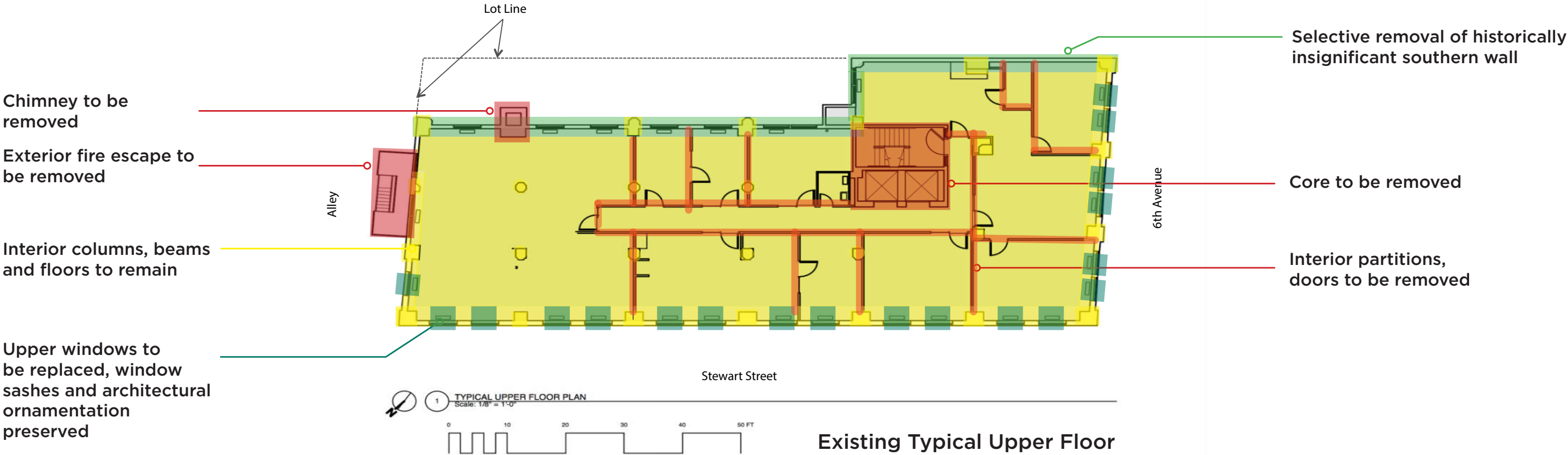
View of East Facade



View of Southern Facade from alley

LLOYD BUILDING

Rehabilitation Scope

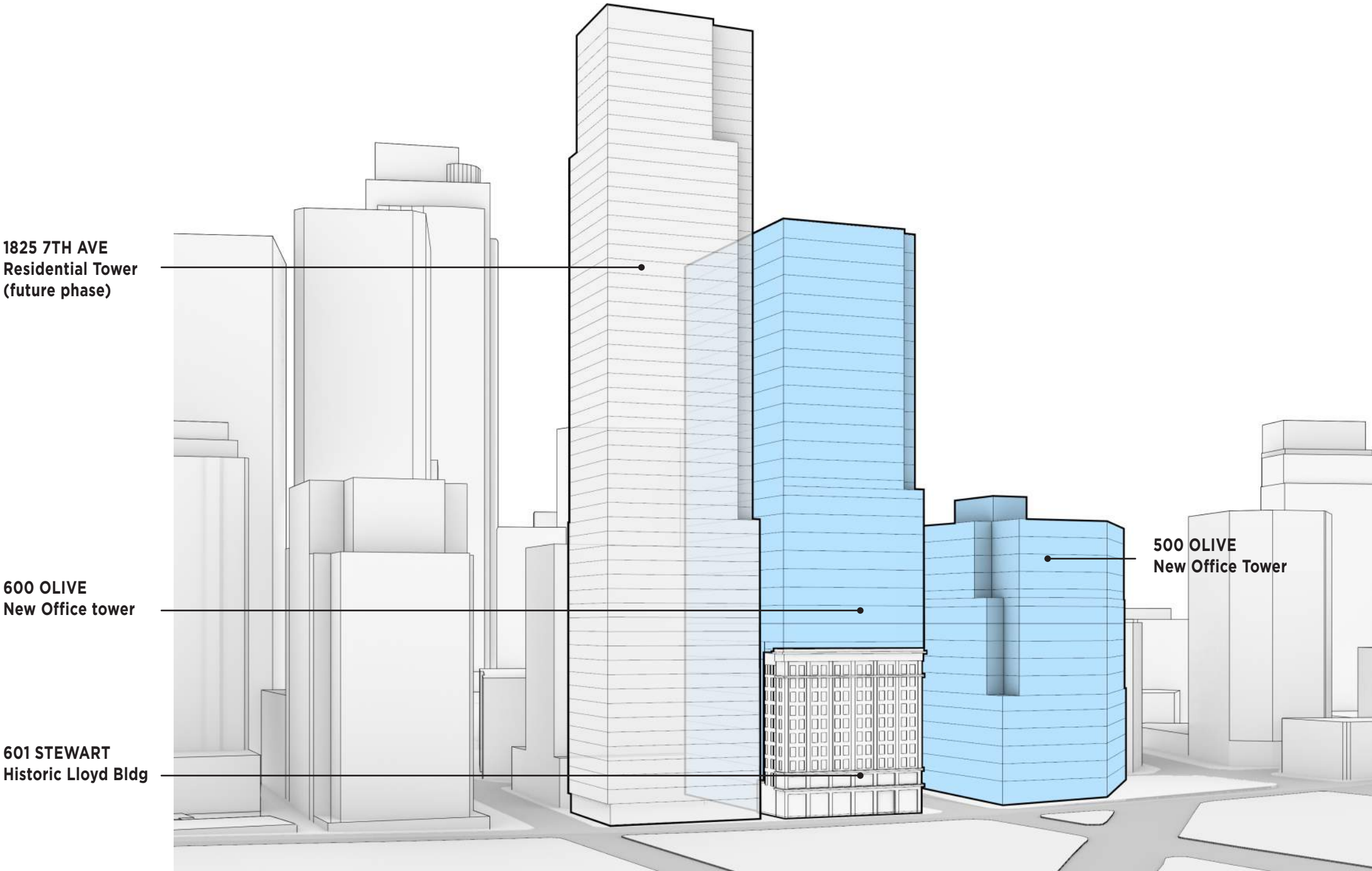


ALLOWABLE MASSING BY RIGHT, NO PCD

Prescriptive (Maximum FAR)

NOTES:

- 1825 7TH AVE Residential tower (future phase) shown at maximum height of 550' w/ code required facade modulation
- 600 OLIVE new office tower maximizes FAR of 600 Olive Way @ approximately 30 stories, below the 500' maximum height limit, w/ code required facade modulation
- 500 OLIVE new office tower maximizes FAR of 500 Olive Way @ approximately 16 stories, below the 500' maximum height limit, w/ code required facade modulation



View along Stewart St. looking South

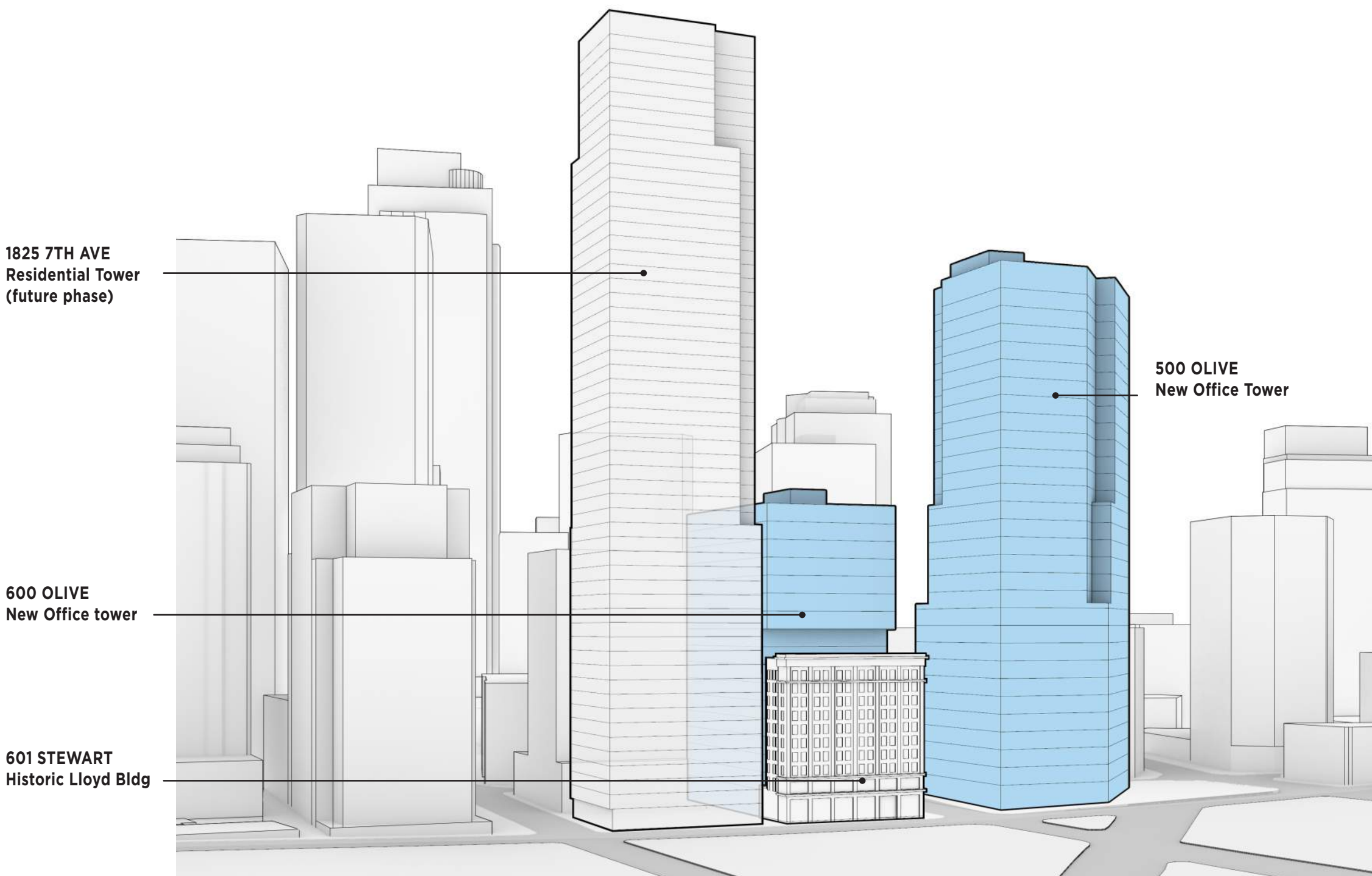
View along Stewart St. looking South



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- NOTES:
- With the Planned Community Development transfer of FAR from 600 Olive to 500 Olive, the New Office Tower on 600 Olive would reach the allowable FAR at +/- 17 stories (228') before reaching the height limit of 500'.
 - With the Planned Community Development transfer of FAR from 600 Olive to 500 Olive, the New Office Tower on 500 Olive would reach it's allowable FAR at +/- 30 stories (420') before reaching the height limit of 500'

- BENEFITS:
- Better separation of tall towers between 1825 7th Ave Residential Tower and 500 Olive New Office Tower
 - Less mass and bulk adjacent to the historic Lloyd Building
 - 600 Olive tower cantilevers 10' over historic Lloyd roof, providing covered outdoor terrace space



View along Stewart St. looking South

ALLOWABLE MASSING BY PCD (OPTIMAL FAR BALANCE)

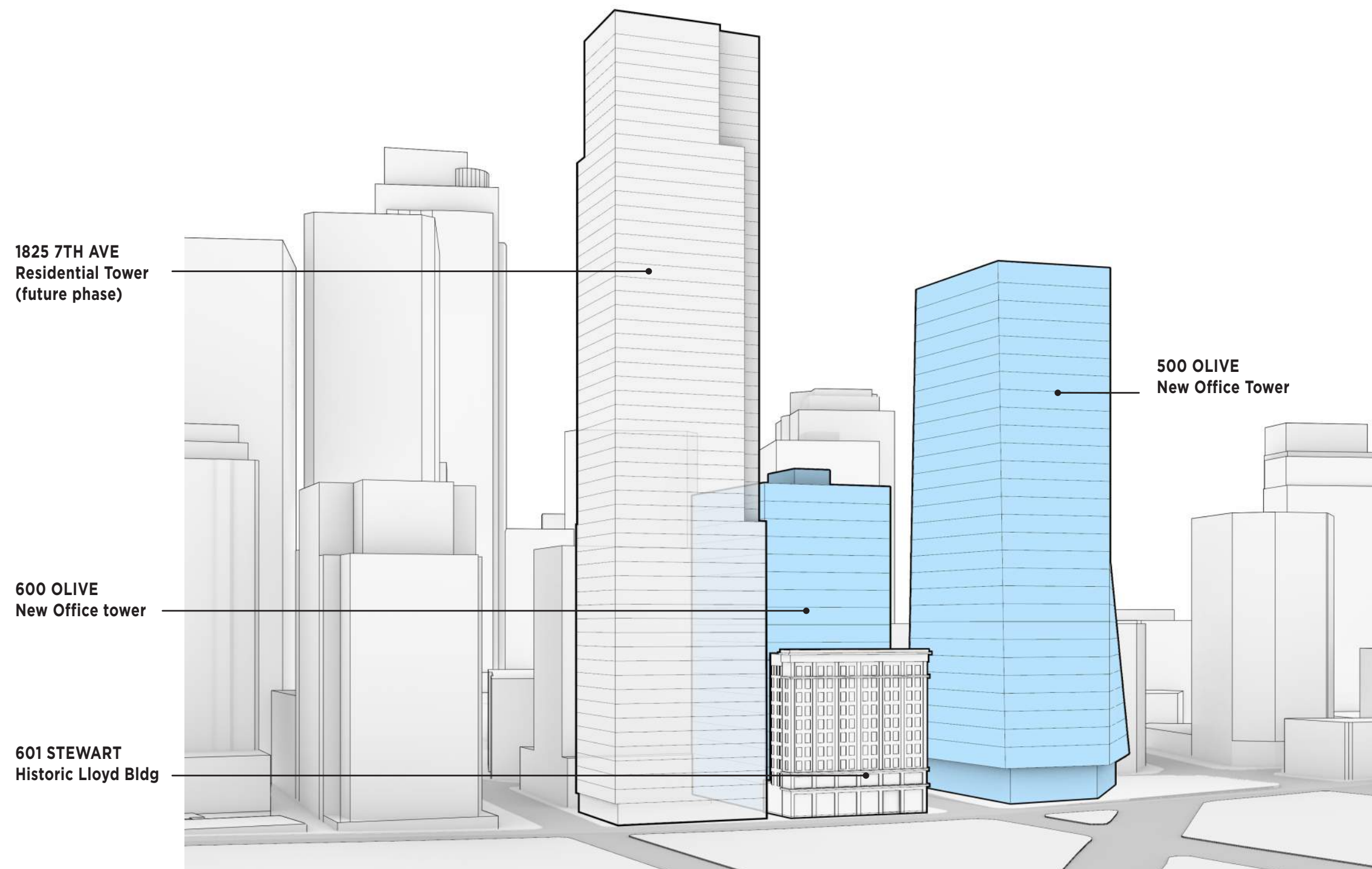
Planned Community Development (Optimal FAR transfer / No cantilever over Lloyd Building)

NOTES:

- With the Planned Community Development transfer of FAR from 600 Olive to 500 Olive, the New Office Tower on 600 Olive would reach the allowable FAR at +/- 18 stories (240') before reaching the height limit.
- With the Planned Community Development transfer of FAR from 600 Olive to 500 Olive, the New Office Tower on 500 Olive would reach it's allowable FAR at +/- 30 stories (420') before reaching the height limit of 500'

BENEFITS:

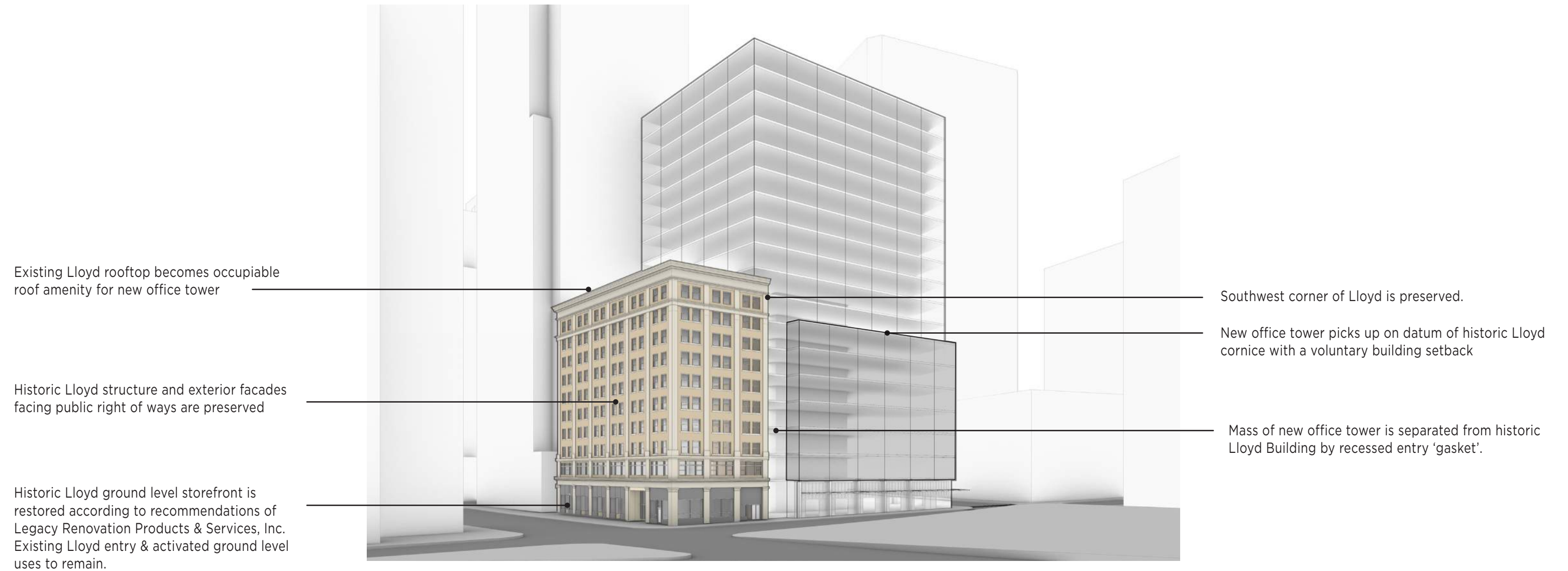
- Better separation of tall towers between Block 6 Residential tower and Block 7 New Office Tower
- Less mass and bulk adjacent to the historic Lloyd Building
- No cantilever over Lloyd Building
- Block 7 mass tapers and reduces bulk as it rises

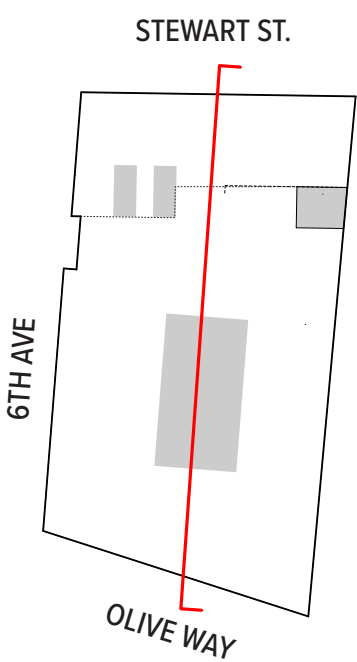
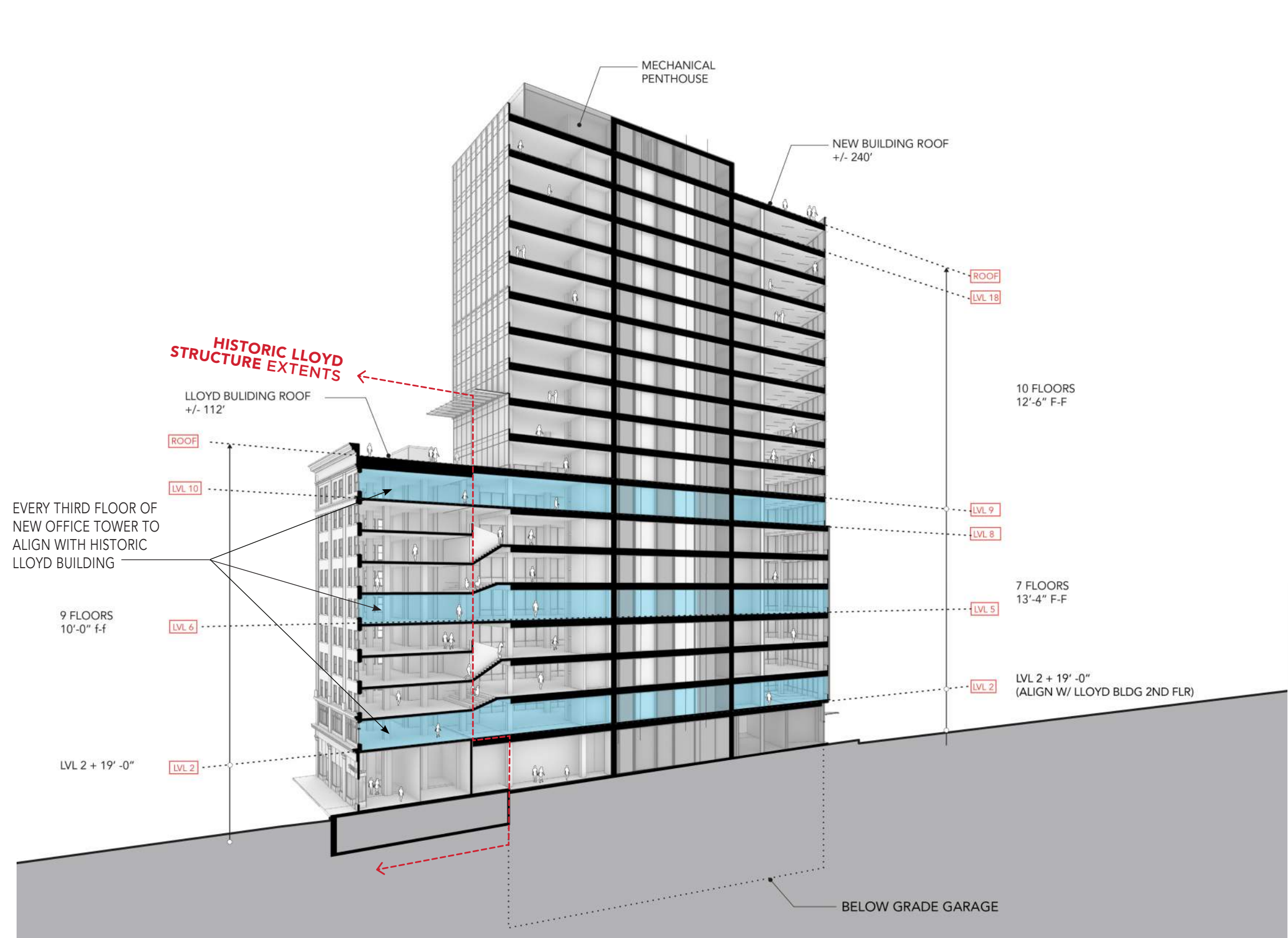


View along Stewart St. looking South

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Proposal for Preservation + New Office Tower





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Proposed Plan

